104.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,268,800 / 1,268,800
					USE VALUE:	1,268,800 / 1,268,800
					ASSESSED:	1,268,800 / 1,268,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POGODA DANIEL E & TERRI K
Owner 2:	
Owner 3:	
Street 1:	21 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POGODA DANIEL E/TERRI F -
Owner 2:	-
Street 1:	21 LONGMEADOW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2010, having primarily Vinyl Exterior and 3080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10257.000	759,400		509,400	1,268,800
Total Card	0.235	759,400		509,400	1,268,800
Total Parcel	0.235	759,400		509,400	1,268,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.95 | /Parcel: 411.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66662

GIS Ref

GIS Ref

Insp Date 09/13/18

!8243!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	759,400	0	10,257.	509,400	1,268,800		Year end	12/23/2021
2021	101	FV	736,500	0	10,257.	509,400	1,245,900		Year End Roll	12/10/2020
2020	101	FV	736,300	0	10,257.	509,400	1,245,700	1,245,700	Year End Roll	12/18/2019
2019	101	FV	572,500	0	10,257.	509,400	1,081,900	1,081,900	Year End Roll	1/3/2019
2018	101	FV	579,200	0	10,257.	436,600	1,015,800	1,015,800	Year End Roll	12/20/2017
2017	101	FV	579,200	0	10,257.	407,500	986,700	986,700	Year End Roll	1/3/2017
2016	101	FV	579,200	0	10,257.	349,300	928,500	928,500	Year End	1/4/2016
2015	101	FV	567,500	0	10,257.	312,900	880,400	880,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:59:14

LAST REV

Date	Time
12/07/20	10:37:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8243

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POGODA DANIEL E	1565-183	1	11/25/2020	Convenience	1	No	No		
CUNNIFF ROBERT	1374-131		9/17/2009	Change>Sale	415,000	No	No		
	525-196		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	66662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	1004	Solar Pa	35,400		7/19/2016			Roof mounted solar
1/22/2010	45	New Buil	300,000	O		G	GROWTH	NEW SF HOUSE
11/25/2009	1204	Demoliti	9,500	C				REMOVE EXISTG HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
2/3/2010	Info Fm Prmt	BR	B Rossignol
6/3/2009	Measured	189	PATRIOT
4/7/2000	Inspected	264	PATRIOT
10/26/1999	Measured	264	PATRIOT
7/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	4									509,400						509,400	

Total AC/HA:	0.23547	Total SF/SM:	10257	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,400	Spl Credit		Total:	509,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99090910
Const Adj.:	1.00989902
Adj $ / SQ:	130.093
Other Features:	111512
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765498
Depreciation:	6124
Depreciated Total:	759374

COMMENTS

OF=SINK IN BMT. ACQUIRED 2122 SFT OF LAND FROM 8 FOX MEADOW LN (1333-131 / 8/13/2010).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

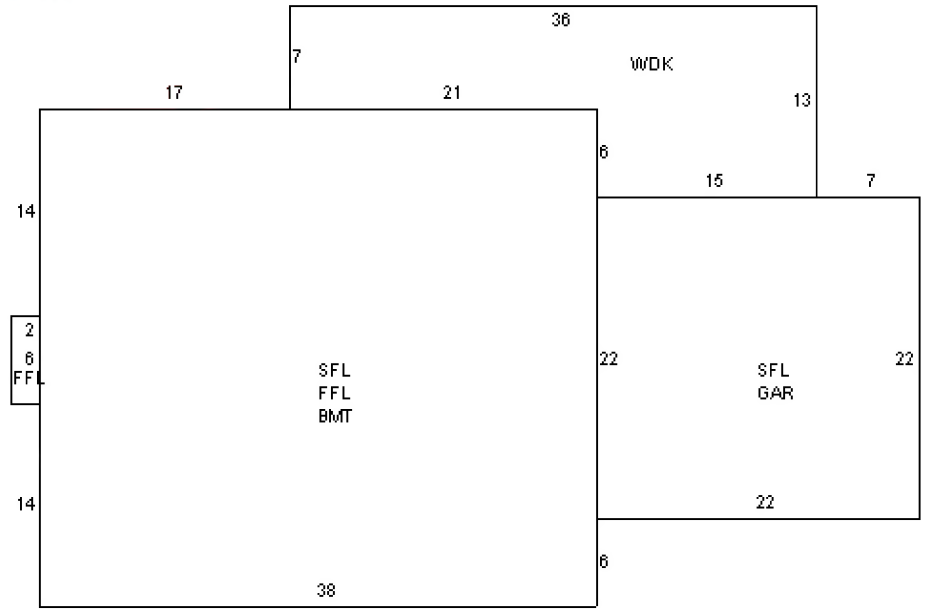
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.02
Special Features:	0	Val/Su Net:	146.09
Final Total:	759400	Val/Su SzAd	246.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,776	130.090	231,046
FFL	First Floor	1,304	130.090	169,642
BMT	Basement	1,292	39.030	50,424
GAR	Garage	484	20.360	9,857
WDK	Deck	342	9.010	3,082

Net Sketched Area:	5,198			Total:	464,051
Size Ad	3080	Gross Area	5198	FinArea	3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: